

Strategic Housing Land Availability Assessment Proforma

General Site Information

Parish	LEICESTER FOREST EAST		
As Ref	LFE002		
Related/Previous Site References	A planning application has been received and is currently under consideration for part of this site (9.9ha) south of the A47 on the eastern side 11/0264/1/OX	Grid Reference	X 451701 Y 302745
Site Description		Site size	138 hectares
Current Use	Agriculture & recreational uses	Adjacent Uses	The site adjoins the residential area of LFE. Kirby Muxloe Golf Club course to the north and open countryside to west and south. A railway line runs by part of the north eastern boundary. The site is divided by the A47 Hinckley Road. A number of residential properties lie along the northern side of the A47 and back onto the site.
Land Type	Greenfield		
Site Location	Land at Leicester Forest East		
Character of surroundings	Thurlaston Rolling Farmland Character Area		

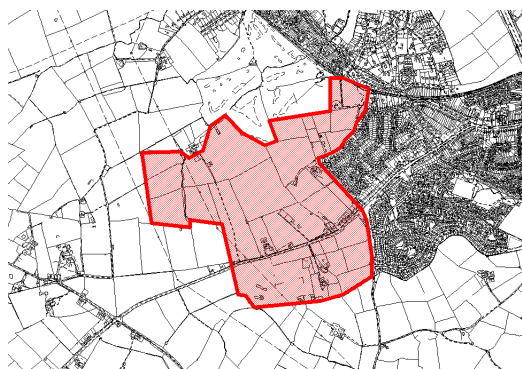
Accessibility

Distance to Bus Stop from centre of site	Within 800m 461m	Distance to Bus Stop from site access	Within 400m 303m
Distance to Primary School from centre of site	Over 800m 1332m Stafford Leys Primary	Distance to Primary School from site access	Within 800m 738m Stafford Leys Community Primary
Distance to Local Centre from centre of site	Over 800m 876m	Distance to Local Centre from site access	Within 400m 319m
Distance to Post Office from centre of site	Over 800m 2450m LFE Post Office	Distance to Post Office from site access	Over 800m 1877m LFE Post Office
Distance to Health Centre from centre of site	Within 800m 734m Hunters Lodge Medical Centre	Distance to Health Centre from site access	Within 400m 214m Hunters Lodge Medical Centre
Distance to Secondary School from centre of site	Over 1500m 3560m Winstanley Com Coll	Distance to Secondary School from site access	Over 1500m 2912m Winstanley Community College
Distance to open space from centre of site	Within 800m 585m	Distance to open space from site access	Within 400m 0m
Additional Accessibility information			

Constraints

Identified Red constraint	
	Resolvable Comments
Contaminated Land	None known
Environmental	The northeastern corner of the site is within an area of trees protected by a Preservation Order, this is only a very small proportion of the site area as a whole.

	<p>There are a number of small areas on the northern side of the site that are identified as being of ecological importance by Leicestershire County Council. However, these only account for a very small part of the whole site area.</p> <p>There are some electricity pylons and overhead power lines running through this site down the western side.</p> <p>The northeastern corner of the site is very close to the railway line, and issues of occasional noise disturbance would need to be taken into consideration.</p> <p>Leicestershire County Council identified this site as having a significant heritage potential (Grade 2).</p>
Topographical	None known
Planning Policy	<p>The majority of this site is designated as countryside under policy C2 in the Blaby District Local Plan.</p> <p>Hinckley Road (A47) goes across the width of this site, east to west, and this is designated as a high load / abnormal load route under policy T15 of the Blaby District Local Plan.</p>
Accessibility	<p>Transport comments from LCC indicate that: "This site needs to be subject to specific consideration in terms of masterplanning for housing growth in the area (SUE).</p> <p>In terms of a SUE, this area is not as well related as other land in the vicinity of LFE to existing centres of employment, leisure and shopping to the south. It does, however, have opportunities for improved public transport along the A47 and for better, more direct access to be created to the existing centres, although third party land would be required across some of the other sites under consideration at LFE".</p>
Ownership	None known
Can the constraints be mitigated?	
Availability/ Achievability	
Market Interest	High
Timeframe for development	2026 onwards
Estimated number of dwellings	A constrained yield of 2,760 dwellings
Estimated Density	40 dph
Estimated Build Rate	300-400 per annum
Suitable	No
Available	Yes (if all the individual landowners involved in this site are willing to develop)
Achievable	Yes
Excluded from consideration	No
Comment	The site promoter has said that this site is capable of accommodating in excess of 3,000 dwellings.
Overall assessment	Developable (however this site is not the preferred option of Blaby District Council for the location of the Sustainable Urban Extension)
Additional information	The timeframe for development and number of dwellings etc could be subject to change for that part of the site subject to planning application 11/0264/1/OX pending the determination of the application.



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Parish	LEICESTER FOREST EAST		
As Ref	LFE007		
Related/Previous Site References	Planning permission granted. Planning application: 07/0814/1/PX The above application has now expired, but an application has been submitted to extend the timeframe for the implementation of the above permission: 11/0200/1/PY This application is minded for approval subject to an updated s106 being agreed.	Grid Reference	X 452811 Y 303225
Site Description		Site size	0.2ha
Current Use	Vacant car park	Adjacent Uses	Red Cow pub and residential
Land Type	Brownfield		
Site Location	Adj Red Cow Public House, Hinckley Road		
Character of surroundings	Site is within the primarily residential area of Leicester Forest East.		

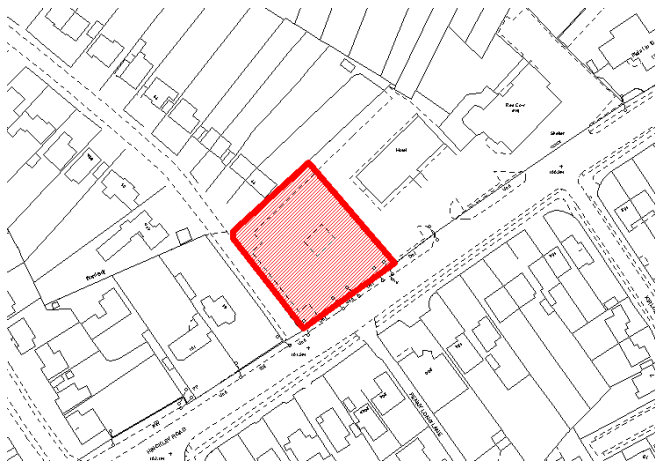
Accessibility

Distance to Bus Stop from centre of site	Within 400m 38m	Distance to Bus Stop from site access	Within 400m 13m
Distance to Primary School from centre of site	Within 400m 302m Stafford Leys Primary	Distance to Primary School from site access	Within 400m 282m Stafford Leys Comm. Primary
Distance to Local Centre from centre of site	Within 400m 344m	Distance to Local Centre from site access	Within 400m 332m
Distance to Post Office from centre of site	Over 800m 1227m LFE Post Office	Distance to Post Office from site access	Over 800m 1218m LFE Post Office
Distance to Health Centre from centre of site	Within 800m 701m Hunters Lodge Medical Centre	Distance to Health Centre from site access	Within 800m 692m Hunters Lodge Medical Centre
Distance to Secondary School from centre of site	Over 1500m 2511m Winstanley Com Coll	Distance to Secondary School from site access	Over 1500m 2483m Winstanley Community College
Distance to open space from centre of site	Within 400m 298m	Distance to open space from site access	Within 400m 290m
Additional Accessibility information			

Constraints

Identified Red constraint	Resolvable	Comments
Contaminated Land	None known	
Environmental	There are two Tree Preservation Orders within this site, one in the northwestern corner, and one in the southwestern corner.	

	Leicestershire County Council has classified this site as being of low heritage / archaeological potential (Grade 4).
Topographical	None known
Planning Policy	This site fronts onto Hinckley Road (A47) which is a high load / abnormal load route under policy T15 of the Blaby District Local Plan.
Accessibility	None known
Ownership	None known
Can the constraints be mitigated?	
Availability/ Achievability	
Market Interest	High
Timeframe for development	2011-2016
Estimated number of dwellings	16 dwellings
Estimated Density	84dph
Estimated Build Rate	10-20 per annum
Suitable	Yes
Available	Yes
Achievable	Yes
Excluded from consideration	No
Comment	Detailed planning permission for 16 units is due to be renewed soon.
Overall assessment	Deliverable
Additional information	Even though the previous permission has expired and the decision notice to approve the application to extend the timeline for implementation of 07/0814/1/PX has not yet been issued (due to the need for an updated s106 to be agreed), it has been kept in the deliverable timeframe using the details of the previous planning permission, as it is likely to be renewed very shortly.



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Parish	LEICESTER FOREST EAST		
As Ref	LFE008		
Related/Previous Site References		Grid Reference	X 452136
			Y 302821
Site Description		Site size	1.45 hectares
Current Use	Agriculture	Adjacent Uses	Housing / sports field
Land Type	Greenfield (and brownfield for the footprint of the existing house)		
Site Location	259 Hinckley Road, LFE plus land to rear (please see LFE002 as these sites cover the same area)		
Character of surroundings	Thurlaston Rolling Farmland Character Area		

Accessibility

Distance to Bus Stop from centre of site	Within 400m 193m	Distance to Bus Stop from site access	Within 400m 108m
Distance to Primary School from centre of site	Over 800m 860m Stafford Leys Community School	Distance to Primary School from site access	Within 800m 792m Stafford Leys Community Primary School
Distance to Local Centre from centre of site	Within 800m 466m	Distance to Local Centre from site access	Within 400m 398m
Distance to Post Office from centre of site	Over 800m 1991m LFE Post Office	Distance to Post Office from site access	Over 800m 1950m LFE Post Office
Distance to Health Centre from centre of site	Within 400m 366m Hunters Lodge Medical Centre	Distance to Health Centre from site access	Within 400m 230m Hunters Lodge Medical Centre
Distance to Secondary School from centre of site	Over 1500m 3083m Winstanley Com Coll	Distance to Secondary School from site access	Over 1500m 2984m Winstanley Community College
Distance to open space from centre of site	Within 400m 170m	Distance to open space from site access	Within 400m 64m
Additional Accessibility information			

Constraints

Identified Red constraint			
	Resolvable		Comments
Contaminated Land	None known		
Environmental	Leicestershire County Council has identified this site as having a significant heritage potential (Grade 2).		
Topographical	None known		
Planning Policy	This site is on land designated as Countryside under policy C2 of the Blaby District Local Plan.		
Accessibility	LCC transport comments. "This site needs to be subject to specific consideration in terms of masterplanning for housing growth in the area (SUE). See also Note 6 - the preliminary view is that it appears that major housing development in this area could be less sustainable than other locations for a Sustainable Urban Extension (SUE) on the western edge of Leicester (Principal Urban Area). This area is		

	relatively less accessible to a significant number and range of services, including employment, shopping and leisure, may not be readily accessible by a level of public transport that can be sustained in the long term and, given its close proximity and direct access to the M1, could prove more attractive to car borne trips than other locations”.
Ownership	None known
Can the constraints be mitigated?	
Availability/ Achievability	
Market Interest	High
Timeframe for development	2022-2026
Estimated number of dwellings	A constrained yield of 48 dwellings (if developed individually, not as part of LFE002)
Estimated Density	40dph (PUA site)
Estimated Build Rate	10-20 per annum
Suitable	No
Available	Yes
Achievable	Yes
Excluded from consideration	No
Comment	
Overall assessment	Developable (subject to policy constraints)
Additional information	DO NOT COUNT IN HOUSING NUMBERS AS ALREADY COUNTED AS PART OF LFE002 (AVOID DOUBLE COUNTING)

